



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

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Carlos De La Torre, P.E., Director

TO: Board of Adjustment, District 2

FROM: Beverly Wilson, Interim Planning Manager

For: Michael Turisk, Interim Planning Director

SUBJECT: Minutes of the Regular Meeting of February 1, 2012

DATE: February 3, 2012

Members Present:

Patrick Greene, Vice Chairman

Gerald Eberwein, Member

Staff Present:

Beverly Wilson, Interim Planning Manager

Others Present:

Ray and Gloria Colby

These minutes for the BA2 meeting held on February 1, 2012 are complete only when accompanied by the memoranda for said meeting dated January 19, 2012.

Call to Order / Roll Call:

Vice Chairman Patrick Greene called the meeting to order at 6:06 p.m. at the Board of Supervisor's Executive Meeting Room at the County Complex in Bisbee. He explained the procedures of the meeting to those present, and noted that two members of the Board were present, establishing that the Board had a Quorum and could proceed. Chair Young was absent.

Mr. Eberwein made a motion to approve the minutes of the November 8, 2011 regular meeting. Vice Chairman Greene seconded the motion, and the vote was 2-0 to approve the minutes of the November 8, 2011 meeting.

NEW BUSINESS

Docket BA2-12-01 (Colby): Vice Chairman Greene asked for the staff presentation of the Docket. Beverly Wilson offered the staff report for Docket BA2-12-01, which is a request for a variance from the Cochise County Zoning Regulations Section 704.04, which requires a 20' setback from all property boundaries in a TR-36 Zoning District. The Applicant applied for this

variance on parcel (#104-02-022R), located at 5980 S Wild Rose Road in Hereford, AZ. The Applicant is applying for this variance to construct an attached garage to an existing single family residence. The garage will be located 8' from the south property line.

Vice Chairman Greene then called for the Applicant's statement at which time Mr. Colby described the new garage and the vacant land to the south of his parcel and the Carr Canyon wash. He stated that his neighbors to the east had no issue with his request and the size of the lot limits the options.

Vice Chairman Greene then closed the Public Hearing and called for Board discussion. He asked Mr. Colby if it would be a two car garage. Mr. Colby verified that it was. Mr. Eberwein noticed that on the aerial you can see an unbuildable portion of adjoining land and this request should cause no impact. Vice Chairman Greene affirmed that he had also noticed the 'dead space'.

Vice Chairman Greene asked for the Planning Directors recommendation and summary.

Ms. Wilson stated that there are two Factors in Favor: 1. There will be no on-site or off-site impacts created by placing this unit as requested; and 2. The adjoining property Owner has submitted a letter of support for this request. There appear to be no factors against this request. Based on the Factors in Favor for approving this variance, Staff recommends approval of the request.

Vice Chairman Greene called for a motion. Mr. Eberwein made a motion to grant this application for the Variance and added the factors in favor. Vice Chairman Greene seconded it.

There was no further discussion

The vote was 2-0 to approve the motion.

Vice Chairman Greene then announced that the Variance to construct the garage 8' from the south property line was approved.

Planning Director's Report:

Ms. Wilson reported that there are two special use requests, two rezoning requests, and three subdivision actions that the planning department is working on. There are pending BA Dockets for all three Boards including one for the BA2 next month.

Mr. Eberwein made a motion to adjourn. Vice Chairman Greene seconded, and the meeting was adjourned at 6:23 p.m.